006.0	0006	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	834,600	/	834,600
USE VALUE:	834,600	/	834,600
ASSESSED:	834,600	/	834,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47	-49	NEWCOMB ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`CONNOR JEAN M & KEITH J
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	49 NEWCOMB ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OCONNOR JEAN M--ETAL -
Owner 2:	OCONNOR BARRY E & KEITH J -
Street 1:	49 NEWCOMB STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,152 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2051 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3152.000	423,000		411,600	834,600
Total Card	0.072	423,000		411,600	834,600
Total Parcel	0.072	423,000		411,600	834,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.92 | /Parcel: 406.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
5924			11/17/17

!623!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	423,100	0	3,152.	411,600	834,700	834,700	Year End Roll	12/18/2019
2019	104	FV	329,800	0	3,152.	437,400	767,200	767,200	Year End Roll	1/3/2019
2018	104	FV	329,800	0	3,152.	319,000	648,800	648,800	Year End Roll	12/20/2017
2017	104	FV	309,500	0	3,152.	277,900	587,400	587,400	Year End Roll	1/3/2017
2016	104	FV	309,500	0	3,152.	236,700	546,200	546,200	Year End	1/4/2016
2015	104	FV	276,100	0	3,152.	231,600	507,700	507,700	Year End Roll	12/11/2014
2014	104	FV	276,100	0	3,152.	190,400	466,500	466,500	Year End Roll	12/16/2013
2013	104	FV	287,200	0	3,152.	181,100	468,300	468,300		12/13/2012

PRINT

Date	Time
12/10/20	16:22:32

LAST REV

Date	Time
04/19/18	10:52:56
mmcmakin	
623	

USER DEFINED

Prior Id # 1:	5924
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR JEAN M-	70796-27		3/29/2018	Convenience	1	No	No		
	20294-267		12/1/1989		160,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	MEAS&NOTICE	HS	Hanne S
4/8/2009	Meas/Inspect	163	PATRIOT
4/29/2000	Inspected	243	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
8/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3152		Sq. Ft.	Site		0	80.	1.63	1									411,649						411,600	

Total AC/HA: 0.07236 | Total SF/SM: 3152 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 411,649 | Spl Credit | Total: 411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.16194534
Const Adj.:	0.98686206
Adj $ / SQ:	194.936
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	574672
Depreciation:	151713
Depreciated Total:	422958

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	

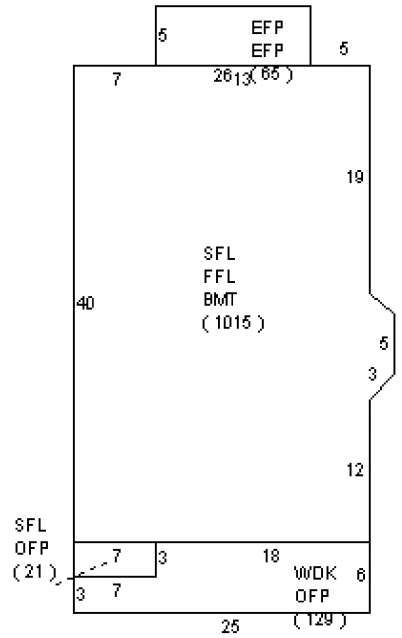
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	194.94
Special Features:	0	Val/Su Net:	121.73
Final Total:	423000	Val/Su SzAd	206.24

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,036	194.940	201,953
BMT	Basement	1,015	58.480	59,358
FFL	First Floor	1,015	194.940	197,860
OFP	Open Porch	150	27.140	4,071
EFP	Enclos Porch	130	47.530	6,179
WDK	Deck	129	13.570	1,751

Net Sketched Area:	3,475	Total:	471,172
Size Ad	2051	Gross Are	3475	FinArea	2051
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc